

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: April 21, 2005

ITEM NO. 3

SUBJECT	<b>Troon Canyon Estates II</b>
REQUEST	<p>Request Preliminary Plan approval for 11 single-family residences with amended development standards on a 40+/- acre parcel.</p> <p><b>26-PP-2004</b></p> <p><b>Key Items for Consideration:</b></p> <ul style="list-style-type: none"><li>• Roadway dedication of 122nd Street to include improvements from Alameda Road to the entrance of the proposed subdivision.</li><li>• The project conforms to the ESL requirements approved May 21, 2004.</li><li>• Building envelopes will be limited to areas outside of the hillside landform, peaks and ridges and boulder features.</li><li>• The site has upper desert and hillside landforms.</li><li>• Amended development standards for flag lots and widths only.</li><li>• The improvement of 122nd Street is an issue of concern for some citizens in the existing Sonoran Crest Development.</li></ul>
OWNER	<p>Credo Investments LLC 480-991-2288</p>
APPLICANT CONTACT	<p>Brian Bernard Kimley-Horn 602-216-1289</p>
LOCATION	<p>Northwest corner of 120th Street &amp; Pinnacle Peak Road</p>
BACKGROUND	<p><b>Zoning.</b></p> <p>The site is zoned Single Family Residential District with Environmentally Sensitive Lands Ordinance/Hillside District overlay (R1-130 ESL/HD). The zoning district is intended for large lot single-family residential dwelling units.</p> <p><b>Context.</b></p> <p>This subdivision is located 1,134 feet south of Alameda Road and north of Pinnacle Peak Road. The surrounding property is zoned single family residential: R1-70 ESL at the northern boundary, R1-130 ESL to the east, R1-43 ESL (HD) and R1-18 ESL (HD) to the west and south. Existing subdivisions are located to the north (Sonoran Crest), east (Troon Canyon), and southwest (Desert Troon Estates).</p>
APPLICANT'S PROPOSAL	<p><b>Applicants Request.</b></p> <p>The proposed preliminary plat includes 11 lots on a 40 –acre gross parcel and a density of .29 dwelling units per acre gross. The lots range from 131,000 to 138,000 square feet. The project is a gated subdivision with access on 122nd</p>

Street.

The applicant has identified boulders measuring six feet by six feet or larger on the boulder area exhibit. The boulder outcrops will be preserved and have been included within the NAOS. The hillside landform will be included in the NAOS area for the protection of peaks and ridges. Washes with 50 cubic feet per second or greater capacity will remain in place and protected by drainage easements

## IMPACT ANALYSIS

### **Traffic.**

The proposed subdivision will front one local street. One access is proposed off 122nd Street. The 122<sup>nd</sup> Street alignment will be improved from Alameda Road to the entrance of the proposed subdivision. A portion of Pinnacle Peak Road will be dedicated as public right of way to assure access to the property owner to the south of this site.

### **Water/Sewer.**

The applicant will provide water and sewer to serve the project. The water and sewer basis of design report has been approved

### **Police/Fire.**

The City of Scottsdale police and fire departments will serve the subdivision. The proposal has been reviewed and meets the requirements of these agencies.

### **Schools.**

Cave Creek Unified School District has been notified of this application.

### **Open space.**

The site slope ranges between 0 and 25+ percent, with a large portion of the site at 25% or higher. The site is required to provide 18.4 acres of NAOS, and is proposing 19.16 acres. The NAOS and Construction Envelope plans show preservation of boulder features. There will be no significant boulder features located outside of the proposed NAOS location.

### **Community Involvement.**

The applicant conducted a mailing to property owners within 750 feet of the proposed subdivision. There is a concern from neighbors of the Sonoran Crest subdivision regarding the improvement of 122nd Street. The applicant held a community meeting on March 30, 2005 at the La Mirada Community Center to address the neighbors concerns.

The property owner to the south had a concern regarding access to his property, and has requested that a portion of Pinnacle Peak Road be dedicated to assure that he has legal access. The applicant has agreed to dedicate a small portion of Pinnacle Peak Road alignment as requested by the property owner.

The property owner to the northwest (Lot 21 of Sonoran Crest Subdivision) of the site has a concern regarding the location and improvement of the 122<sup>nd</sup> Street alignment. The property owner has located his home towards the rear of the lot and the street alignment and the pool is located in close proximity. The applicant has agreed to depress the road 3-4 feet and provide landscaping with a 3-foot screen wall along that portion of 122<sup>nd</sup> Street. The property owner is satisfied with the applicant's proposal.

**STAFF**

Staff recommends approval, subject to the attached stipulations.

**RECOMMENDATION**

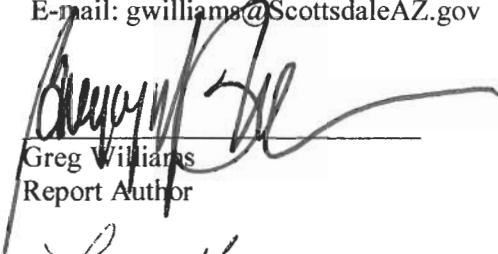
**RESPONSIBLE DEPT.**

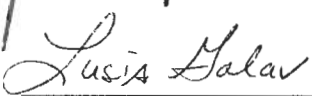
**Planning and Development Services Department**  
Current Planning Services

**STAFF CONTACT**

Greg Williams  
Senior Planner  
480-312-4205  
E-mail: gwilliams@ScottsdaleAZ.gov

**APPROVED BY**

  
\_\_\_\_\_  
Greg Williams  
Report Author

  
\_\_\_\_\_  
Lusia Galav, AICP  
Development Planning Manager  
Phone: 480-312-2506  
E-mail: lgalav@scottsdaleaz.gov

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Preliminary Plat/Site Plan (2 pgs)
5. Landscape Plan
6. Conceptual Entry Gates & Monument
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

## **Troon Canyon Estates II**

### **Project Narrative**

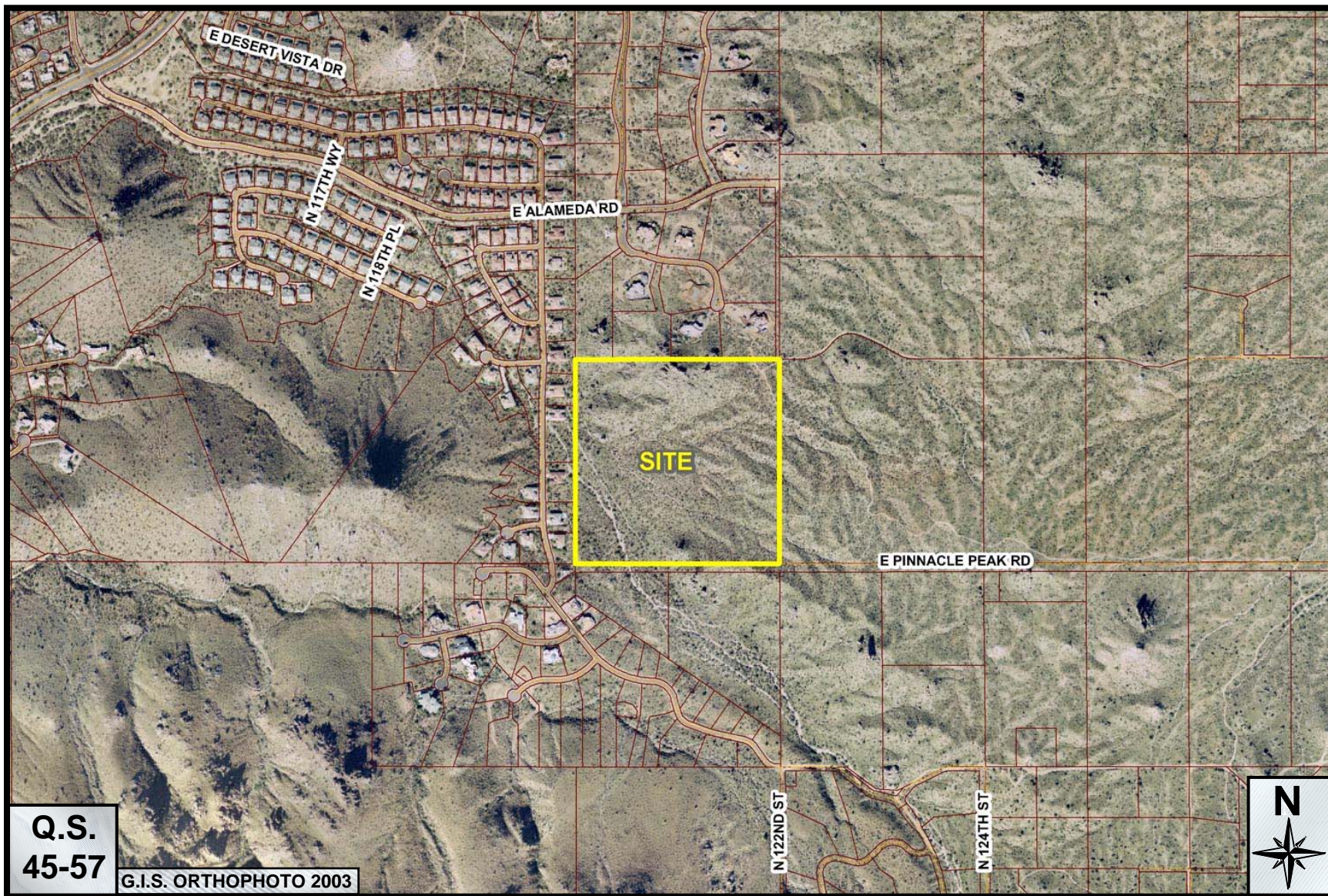
The rural residential plat for the development of Troon Canyon Estate II is presented for the City of Scottsdale's consideration as a Preliminary Plat submittal. The site has been engineered in accordance with the Subdivision Ordinance and guidelines presented by the City of Scottsdale staff to assure quality residential neighborhoods. The project adheres to the standards provided in the Citizen's Guide to Environmentally Sensitive Lands of the ESL Ordinance. Troon Canyon Estates II encourages the protection of unique and natural features by limiting the building envelopes to areas outside the hillside landform and the peaks and ridges and boulder features.

Troon Canyon Estates II is designed to establish high value residential construction that will be sustained with consistency and quality throughout the development which will be maintained as the neighborhood matures. The subdivision's layout has been proposed to limit the required infrastructure needed to serve the residents of the project while focused on providing elements of security, safety, livability and appearance. For the benefit of the community as well as future homeowners, restrictive covenants will be developed to ensure that high construction and maintenance standards are met and maintained. Building heights of not more than 24 feet per the ESL ordinance are to be maintained.

The proposed site consists of approximately 40.02 gross acres. The existing zoning is R-130 (Low Density Residential District). The proposed gross density is 0.29 dwelling units per acre. Natural Area Open Space will be provided along the boundary of the project and within the major wash and conservation areas. These N.A.O.S. areas will be protecting vegetation and wildlife. In addition, re-vegetated NAOS will be placed on site retention basins that are gently sculpted into the site. NAOS is provided per the City of Scottsdale's zoning ordinance slope analysis.

In Conclusion, the project meets the requirements of the zoning ordinance for R-130 ESL. These requirements include maximum density, setback, and natural area open space.





Q.S.  
45-57

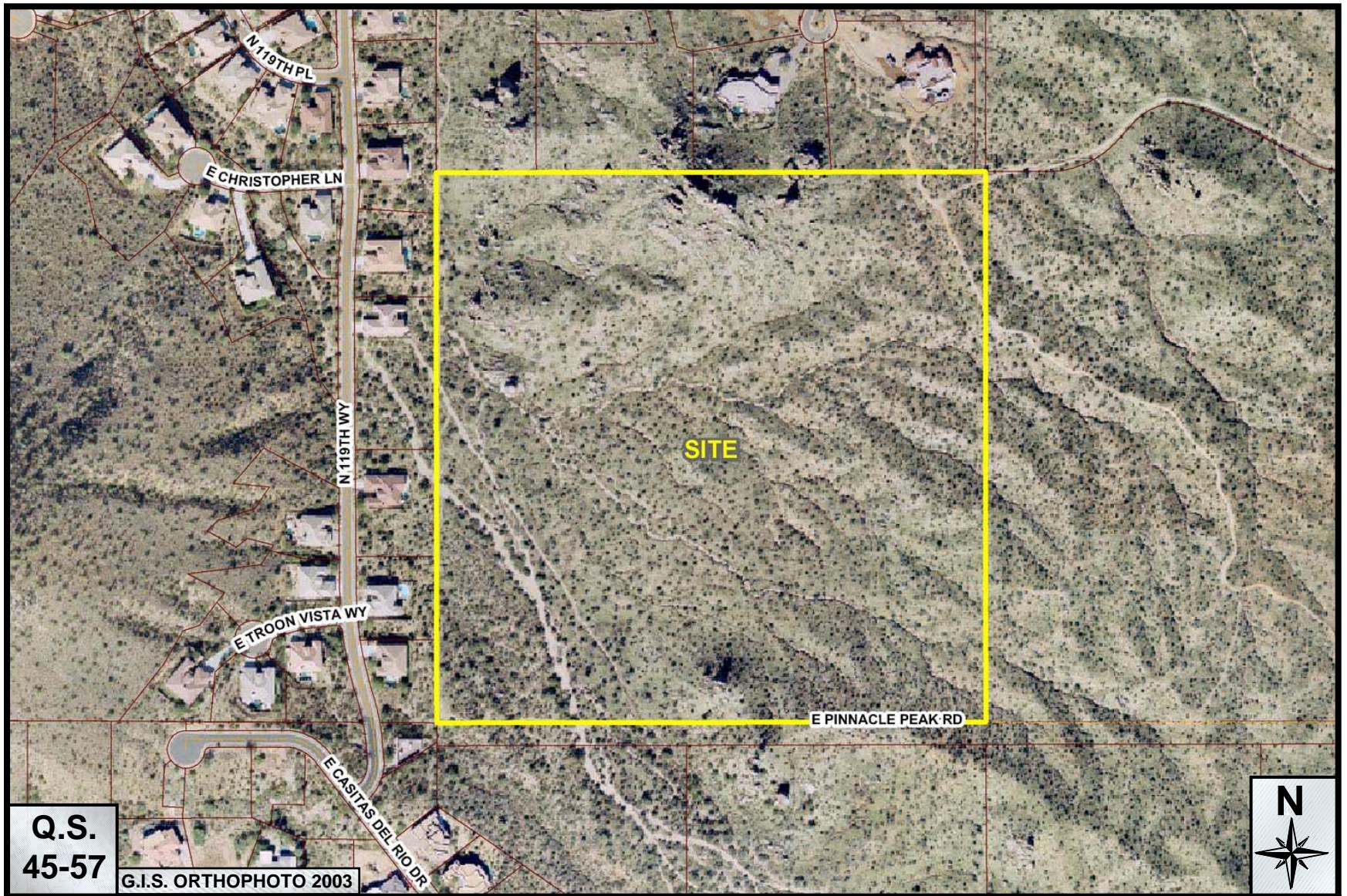
G.I.S. ORTHOPHOTO 2003

Troon Canyon Estates II

26-PP-2004

ATTACHMENT #2



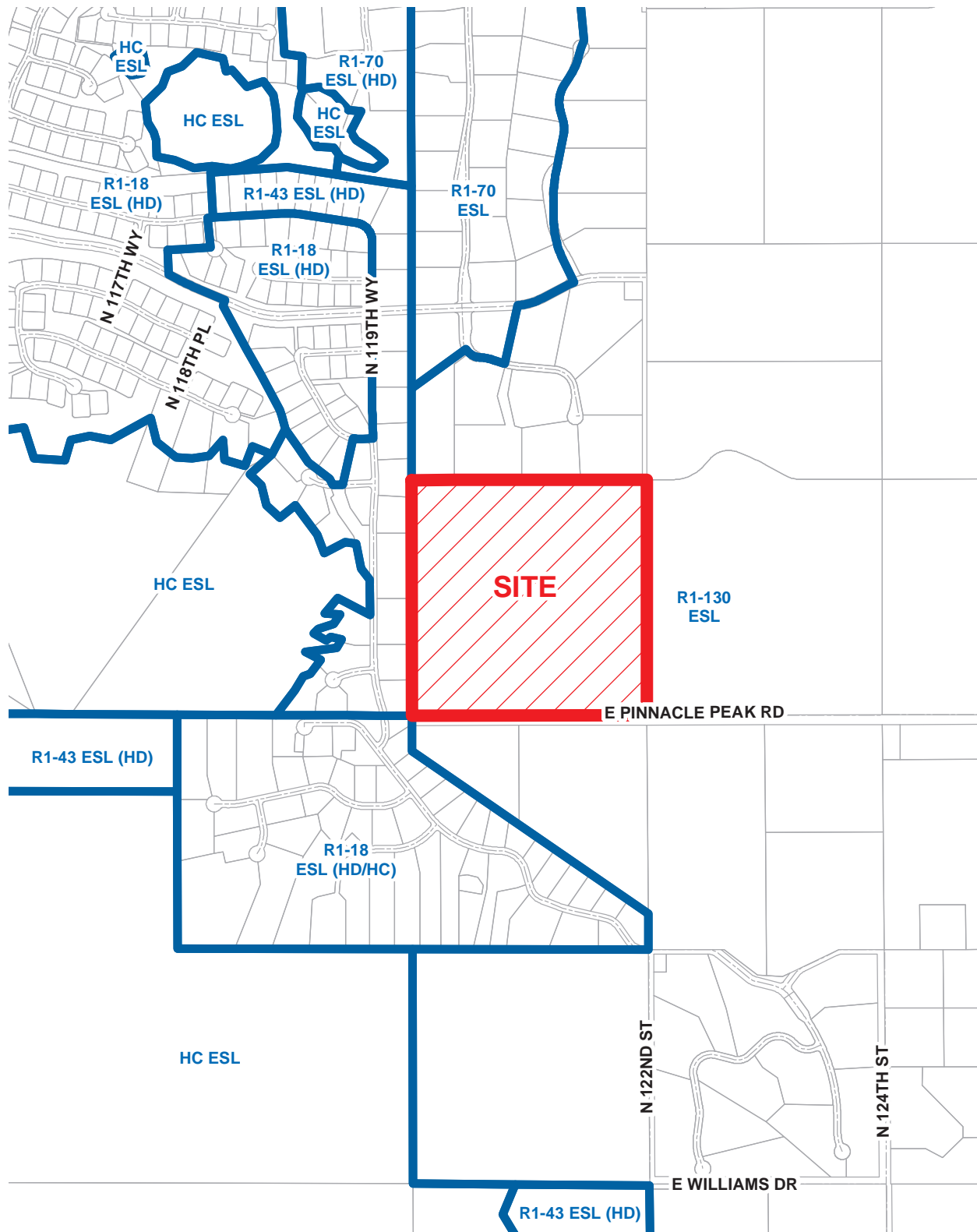


Troon Canyon Estates II

**26-PP-2004**

ATTACHMENT #2A

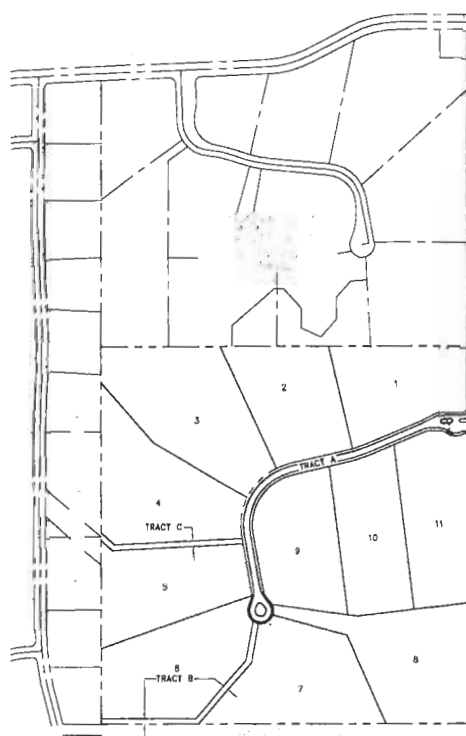
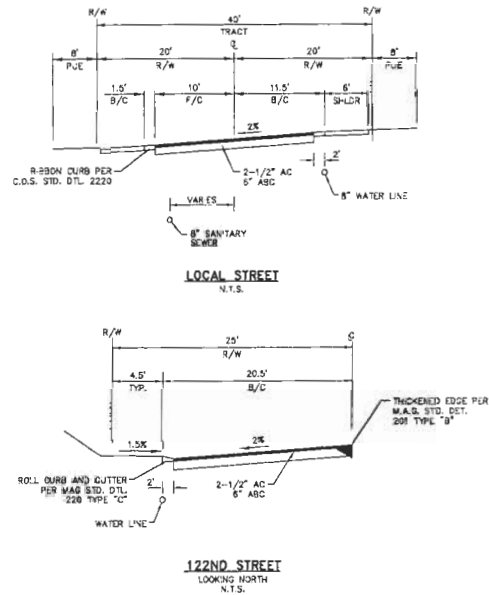




# 26-PP-2004

ATTACHMENT #3

# **PRELIMINARY PLAT FOR TROON CANYON ESTATES II** SCOTTSDALE, ARIZONA BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, T-4-N, R-5-E OF THE G.&S.R.B.&M. MARICOPA COUNTY, ARIZONA



## **OWNER/DEVELOPER**

DREDD INVESTMENTS, L.L.C.  
7830 E. REDFIELD ROAD, SUITE 200  
SCOTTSDALE, AZ 85260  
PHONE: (480) 881-2280  
FAX: (480) 881-2280  
CONTACT: GARY LANE

## **ENGINEER**

KIMLEY-HORN AND ASSOCIATES  
7800 N. 15TH STREET, SUITE 200  
PHOENIX, ARIZONA 85020  
PHONE: (602) 944-5500  
FAX: (602) 944-7243  
CONTACT: BRIAN T. BERNARD, P.E.

## **SURVEYOR**

HORIZON CONSULTANTS OF ARIZONA  
7800 NORTH 15TH STREET, SUITE 210  
PHOENIX, AZ 85020  
PHONE: (602) 944-1907  
FAX: (602) 944-1907  
CONTACT: SURVEY MANAGER

## **UTILITY PROVIDERS**

WATER: CITY OF SCOTTSDALE  
SEWER: CITY OF SCOTTSDALE  
ELECTRICITY: ARIZONA PUBLIC SERVICE  
GAS: SONOMEX GAS  
CABLE TV: COM COMMUNICATIONS

## **TRACT TABLE**

A	1.35 AC	PRIVATE ROADWAY UTILITIES, EROSION/DEVELOPMENT ACCESS
B	0.35 AC	UTILITIES, MAINTENANCE ACCESS
C	0.23 AC	UTILITIES, MAINTENANCE ACCESS

## **LEGEND**

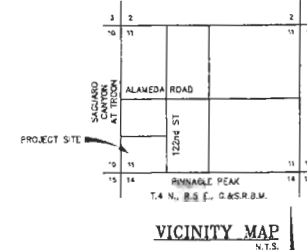
- CENTERLINE
- RIGHT OF WAY
- EASEMENT LINE (AS SHOWN)
- FLOODPLAIN BOUNDARY
- 100 YEAR WATER SURFACE ELEVATION
- S --- SEWER LINE
- W --- WATER LINE
- SETBACK LINE
- EXISTING CONTOUR
- DRAINAGE
- LOT INCLUDING LOW-FLOW DRIVEWAY CROSSING
- LOT INCLUDING ALL-WEATHER CROSSING
- FIRE HYDRANT
- FOUND MONUMENT (AS NOTED)
- NOT MONUMENT (1/2" REBAR AND CAP NO. 17591)
- PROPOSED SURVEY MONUMENT
- FIRE PREVENT MONUMENT
- SANITARY SEWER MANHOLE

## **KEY MAP**

SCALE: 1"=200'

## **SHEET INDEX**

SHEET 1  
SHEET 2  
COVER SHEET  
TROON PLAT & 122 STREET CRYSTIC



## **BENCHMARKS**

GENERAL LAND OFFICE BRASS CAP UP 1.1'  
NORTHWEST CORNER OF SEC. 11, T. 4N, R. 5E  
ELEVATION: 8441.387 (HARDY 1940)  
GENERAL LAND OFFICE BRASS CAP UP 1.1'  
SOUTHWEST CORNER OF SEC. 11, T. 4N, R. 5E  
ELEVATION: 8741.588

## **PROJECT INFORMATION**

GROSS AREA: 1,743,350 SF (40.022 AC)  
NET AREA: 37,338 AC  
TOTAL NUMBER OF LOTS: 11  
LOTS: 11-130  
S&P QUARTER SECTION: 11-57  
MINIMUM PARCEL SIZE: 130,000 SF  
AVERAGE PARCEL SIZE: 14,258 SF  
DENSITY: 0.29 DU/AC (NET)  
DENSITY: 0.27 DU/AC (GROSS)

## **LEGAL DESCRIPTION**

BEING A PORTION OF PARCEL A 6' GOLDIE BROWN  
PINEAPPLE PEAK RANCH UNIT 1 AS RECORDED IN  
BOOK 114 OF MAPS PAGE 18 & 19, THE MARICOPA  
COUNTY RECORDS LOCATED IN THE SOUTHWEST  
QUARTER OF SECTION 11, TOWNSHIP 4 NORTH,  
RANGE 5 EAST OF THE 11A AND 11B RIVER  
BASE AND MERIDIAN, MARICOPA COUNTY,  
ARIZONA.

ATTACHMENT #4

**Kimley-Horn  
and Associates, Inc.**  
1000 N. 15TH STREET, SUITE 200  
PHOENIX, ARIZONA 85020  
(602) 944-5500  
FAX: (602) 944-7243  
CONTACT: BRIAN T. BERNARD, P.E.

TROON CANYON ESTATES  
PRELIMINARY PLAT  
COVER SHEET  
SCOTTSDALE, ARIZONA

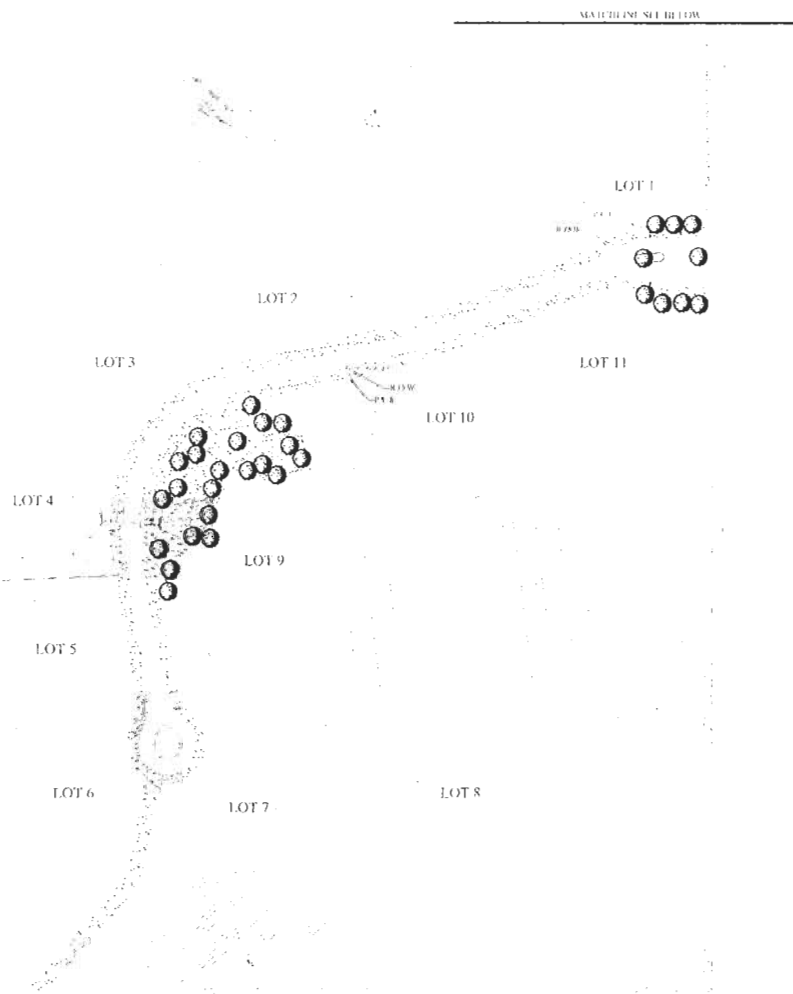
26-PP-2004  
REV: 2/9/2005

PROJECT NO.  
81942050  
DRAWING NAME  
81942050.PLT  
1 of 2





# Conceptual Landscape & Revegetation Plan for Troon Canyon Estates II



## NATIVE PLANT MATERIALS SPECIFICATIONS

*Hydrophyllum*: There has been a detailed "Native Plant Inventory" for the site and is included as part of the submitted package. This inventory has been prepared for the roadway and clearing area.

*Undisturbed Area*: There may be some upland the undisturbed area, where trees salvaged from the site will be used to upgrade the landscape character of the areas where it will benefit the site.

*Native Landscaping Plan*: The areas within the site that are disturbed as part of the project and landscaping and revegetation, will be landscaped and revegetated according to the "Native Landscaping Plan" prepared by the City of Scottsdale.

*Individual for Hydrophyllum*: The native trees located in the disturbance areas of the individual lots will be salvaged and re-used on the site. All this work will be prepared by an accredited salvage contractor. The contractor, as well as the revegetation plan for the lot must meet the "Native Landscaping Plan" and the City of Scottsdale's "Native Landscaping Plan" and be prepared by the individual lot owner prior to construction of each lot.

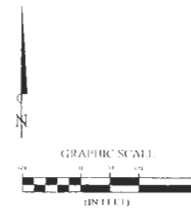
## NOTES

All areas disturbed during construction shall be revegetated with indigenous plants. The plants to be used shall be as specified in the list below, of disturbance.

\*All hydrophyllum areas shall receive at least two truck loadings per month and plant seed has been established.

## HYDROPHYLLUM SPECIES

LB/AC	SPECIES
1	Yucca glauca - Rock Shrub
1	Agave schottlandii - Goldspike
1	Yucca schottlandii - Durango
1	Phoradendron - Indian Walnut
1	Leucaena - Desert Shrub
1	Juniperus - Rock Pine
1	Quercus macrocarpa - Gambel's
1	Prosopis juliflora - Argentine Shrub
44	Total per acre



Troon Canyon Estates II  
Alameda Rd. & 122nd Street  
Scottsdale, Arizona  
Record  
7835 East Redfield  
Scottsdale, Arizona 85260

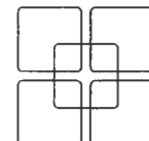
Revisions:  
1. 08/05/05 City Comments

Issued For: Review

Date: Date

Drawn By: RAB

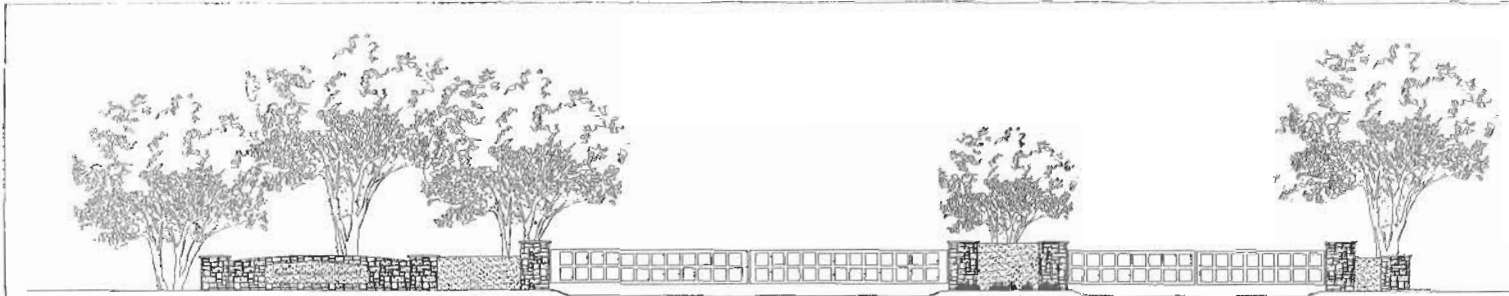
Checked by: IPN



NASH & ASSOCIATES, INC.  
60201 Thomas Rd., Suite 205  
Scottsdale, Arizona 85251  
(602) 341-0000  
FAX: (602) 341-0001

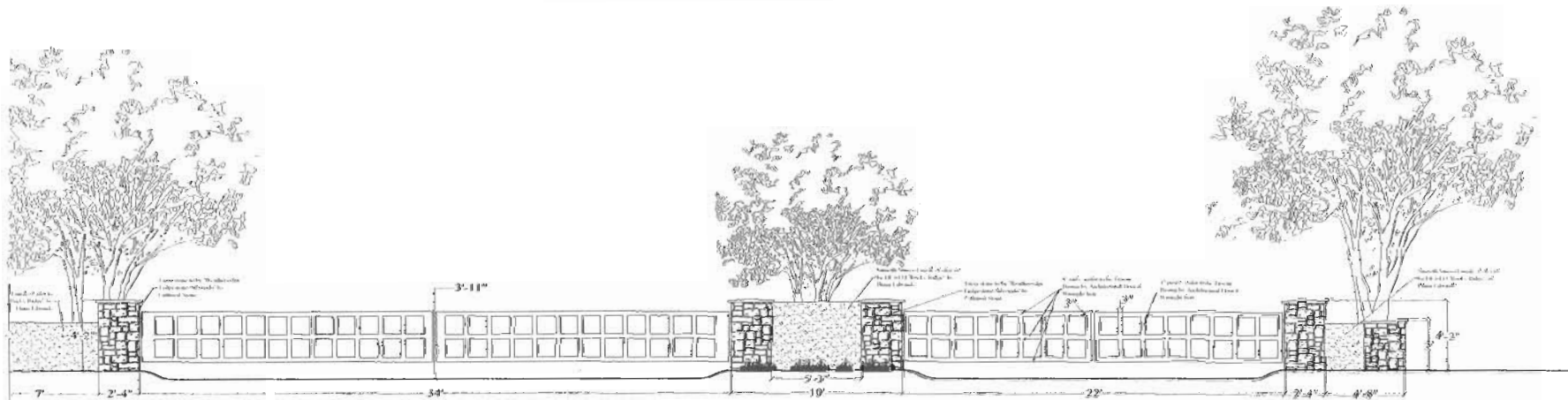


# Conceptual Entry Gates & Entry Monument



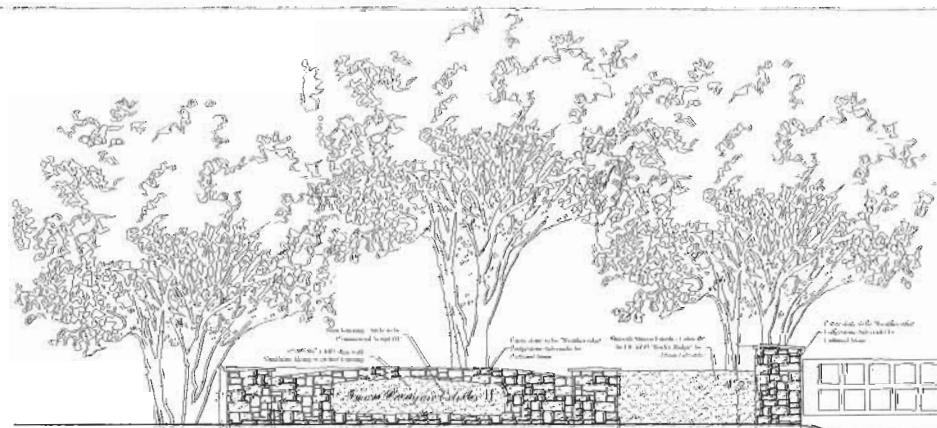
Troon Canyon Estates II Conceptual Entry Gates & Monument

B.L.S.



Proposed Entry Gates

B.L.S.



Proposed Entry Monument

B.L.S.

ATTACHMENT #6

Key Map

Troon Canyon Estates II  
Alameda Rd. & 122nd Street  
Scottsdale, Arizona

Recorp  
7835 East Redfield  
Scottsdale, Arizona 85260

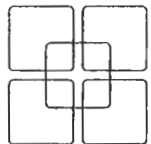
Revision:  
2-24-05 City comments

Issued For: Review

Date: Date

Drawn By: RAB

Checked by: JPN



NASH & ASSOCIATES, INC.  
12201 Thomas Rd., Suite 200  
Scottsdale, Arizona 85259  
(480) 344-0000  
FAX: (480) 344-0001



26-PP-2004

PLEASE STAKE  
Call Before you Dig  
800-246-5410  
Outside Mari-Gua Security  
Call 1-800-541-0625

Sheet L-2 of 2  
Shts.



TROON CANYON ESTATES  
NWC. 120TH STREET  
PINNACLE PEAK  
SCOTTSDALE, AZ.

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
- INGRESS & EGRESS SHALL BE A MIN.  
20'-00" CLR.  
 \_\_\_\_\_
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING AMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. PROVIDE A KNOX ACCESS SYSTEM:  
☐ A. KNOX BOX  
☐ B. PADLOCK  
☒ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. \_\_\_\_\_
- ☐ 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 7. NUMBER OF FIRE HYDRANTS REQUIRED, -03-. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF \_\_\_\_\_ AT \_\_\_\_\_ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.
- ☐ 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☐ 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:
- ☒ 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☐ ☒ 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☐ 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x \_\_\_\_\_ (NSHT)  
☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.  
☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 15. ALL STREET & PRIVATE DRIVEWAY SHALL BE DESIGN TO A MIN. 100 YEAR STORM FOR EMERGENCY VEHICLE ACCESS.

## ATTACHMENT A

## **Stipulations for Case: 26-PP-2004 Troon Canyon Estates II**

Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

### **Applicable Documents, Plans, And Relevant Cases**

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

#### **General Documents**

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by Kimley-Horn and Associates, Inc., dated 2/9/2005 by City staff.
- b. The Design Standards and Policies Manual (DS&PM).

#### **Planning Documents**

- c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Nash & Associates, Inc., dated 2/9/2005 by City staff.
- d. The NAOS, including quantity, size, and location shall be installed to be consistent with the Natural Area Open Space (NAOS) Analysis exhibit submitted by Kimley-Horn and Associates, Inc., dated 2/9/2005 by City staff.
- e. The proposed entry gate and monuments shall be constructed to be consistent with the Entry Gate and Monument exhibit submitted by Nash & Associates Inc. Dated 2/9/2005

#### **Engineering Documents**

- f. Preliminary Drainage Report for Troon Canyon Estates II; prepared by Kimley-Horn and Associates, Inc., dated 2/10/2005.
- g. Preliminary Plat for Troon Canyon Estates II; prepared by Kimley-Horn Associates Inc., dated 2/9/2005 by City Staff.
- h. Water and Wastewater Basis of Design Report for Troon Canyon Estates, prepared by Kimley-Horn Associates Inc., dated 12/10/2004, accepted with comments on 3/11/2005 by City of Scottsdale Water Resources Department.

#### **Relevant Cases**

- i. At the time of review, the applicable Zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 32-ZN-1982.

### **Subdivision Plat Requirements**

#### **Subdivision Design**

#### **DRB Stipulations**

2. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots.
3. The homeowners' association shall be responsible for the maintenance of the exterior perimeter walls. The developer shall note this requirement on the final plat.

4. Provide the following note on the final plat: Each lot contains a maximum building construction envelope approved by the City of Scottsdale's Development Review Board. The building envelope exhibit is on file at the City of Scottsdale. No buildings shall be located outside of the construction envelope.
5. Provide the following note to the final plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space pursuant to the City of Scottsdale's Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for the maintenance, or property ownership by the City of Scottsdale without expressed action of the City of Scottsdale's City Council. Before any improvement is accepted, it shall meet City standards. Failure to maintain the designated NAOS areas could result in a civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.
6. The minimum total NAOS to be dedicated for this project shall be 19.16 acres.
7. Prior to final plat all existing Goldie Brown Roadway and Public Utility Easements shall be released through separate submittal and approval by City Council.
8. Provide screening to lot 21 Sonoran Crest from the development of 122<sup>nd</sup> Street.
9. Provide the following note on the final plat: Lots 2, 3, and 7 shall require Development Review Board approval at time of individual lot development.

#### **Ordinance**

- A. The developer shall provide a separate, dimensioned, building envelope exhibit with the final plat review.

#### **Street Dedication Requirements**

#### **DRB Stipulations**

#### **Ordinance**

- A. The developer shall provide the following street rights-of-way:

<b>STREET NAME</b>	<b>STREET TYPE</b>	<b>R.O.W. DEDICATION</b>
122 <sup>nd</sup> Street (Public)	Local Collector	25' Half ROW
Pinnacle Peak Road (Public)	Minor Arterial	55' Half (existing) To be abandoned by a separate submittal Leaving a 20 foot wide portion along the southwest portion of the southern property boundary.
Internal Street (Private)	Local Residential	40' Tract. ESL Road Design Standards, per Fig. 700-5, Local Residential Street, and 700-6, Residential Cul-de-sac Street

#### **Easements**

#### **DRB Stipulations**

10. Sight Distance Easements
  - a. Sight distance easements shall be dedicated over sight distance triangles. Sight distance triangles shall be pursuant to figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.



- b. Provide the following note on final plat: Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet as determined by the City of Scottsdale.

11. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on 122<sup>nd</sup> Street except at the approved driveway location.

12. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

13. Wall Easement:

- a. Prior to final plan approval, the developer shall dedicate a ten (10) foot wide Wall Easement to encompass the area of any entry gate and monument walls that are to be placed on Lots 1 and 11.

**Ordinance**

B. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. The plat shall state that all drainage and flood control easements shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.

C. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site.

D. Vista Corridor Easements:

- (1) All vista corridor easements shall be dedicated to the City as drainage and flood control easements, with maintenance the responsibility of the owner.

E. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

F. An Natural Area Open Space Easement (NAOS):

- (1) A NAOS easement shall be dedicated to the City of Scottsdale for all areas designated as NAOS.

**Final Improvement Plan Requirements**

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**PLANNING****Entry Gate, Walls and Fence Design****DRB Stipulations**

14. All walls shall match the architectural color, materials and finish of plans submitted by Nash & Associates, Inc. dated 2/9/2005 by City Staff.
15. All walls shall match the color of Dunn-Edwards color Rocky-Ridge DE6145, or equivalent.

**Ordinance**

- G. Any entry gate walls or fences that reside in the front yard of Lots 1 and 11 shall be a maximum height of three (3) feet.

**Natural Area Open Space (NAOS)****DRB Stipulations**

16. Any NAOS that is dedicated over a Public Utility Easement shall be counted as revegetated NAOS.
17. NAOS shall not be dedicated within 5-feet of any building
18. NAOS areas dedicated within 10-feet of any building shall considered revegetated NAOS.
19. NAOS areas dedicated within 5-feet of any wall shall considered revegetated NAOS.

**Construction Envelope Exhibit****DRB Stipulations**

20. Add the following note the final construction envelope exhibit: "Modification to the building envelope exhibit shall require the approval of the Development Review Board."

**Ordinance**

- H. The developer shall provide a separate dimensioned construction envelope exhibit with the improvement plan review.

**Landscape Design****DRB Stipulations**

21. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
22. Salvaged vegetation shall be incorporated into the landscape design.
23. Provide the following note: Area within a sight distance triangle shall be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within a sight distance triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line.
24. All roadway tracts shall be landscaped and maintained by the developer and/or homeowner association.

**Exterior Lighting Design****DRB Stipulations**

25. No lighting shall be permitted in dedicated NAOS easements, and Vista Corridor easements.
26. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
27. Incorporate into the project's design, the following:

**Entry Gate Design And Monument Feature Design**

- a. Fixtures shall be a flat black or dark bronze finish.
- b. Path light fixtures shall utilize an incandescent, halogen incandescent, or compact fluorescent lamps source.

**Path lighting**

- c. Path light fixtures shall meet all IESNA requirements for cutoff.
- d. Fixtures shall be a flat black or dark bronze finish.
- e. Path light fixtures shall utilize an incandescent, halogen incandescent, or compact fluorescent lamps source.

**Ordinance**

- I. The landscape light lamps shall not exceed 15 watts.

**Additional Planning Items****DRB Stipulations**

28. Flagpoles, if provided, shall be one piece, conical, and tapered.
29. As part of the sales of any residential lot adjacent to a public trail, path, or commercial property, the developer shall require the purchaser to sign an acknowledgement that the property is adjacent to a public trail, path, or commercial property.

**ENGINEERING****Drainage And Flood Control****DRB Stipulations**

30. Preliminary Drainage Report is not accepted because the calculation for stormwater storage requirement shown on the Preliminary Drainage Report is incorrect. According to the City of Scottsdale Design Standard and Policies Manual Figure 2.2-17, for residential area average lot size Zoning R1-130, C value listed is 0.59. If this C value is selected for the storm storage volume (Vr) calculation, the gross area shall be used. If choosing to use the disturbed areas for the Vr calculation, the "weighed" C value need to be calculated and used in the Vr calculation. For the weighed C calculation, C = 0.95 shall be used for the paved areas (driveways and roofs) and C = 0.83 shall be used for desert landscaping areas. The final drainage report and final plat shall reflect correct Vr calculation and provide adequate stormwater storage volume.
  - a. The developer shall submit two (2) hard copies and one (1) compact disc copy of complete final plans/reports prior to final City of Scottsdale approval of the improvement plans.
31. Basins shall be designed such that the depth of water does not exceed 3 feet for all storm frequencies up to the 100 year 2 hour event.
32. Basin sideslopes shall not exceed 4:1 (ratio of 4 feet horizontal to 1 foot vertical) wherever practical.



33. Basins shall be designed to have positive outfall whenever practical. When positive outfall cannot be provided, then mechanical means shall be used to drain the basin. Percolation, including dry wells, shall not be allowed. Provide bleed-off calculations that demonstrate the discharge rate and the time to drain.
34. All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed 404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be submitted prior to approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.
35. All onsite erosion protection and floodwalls necessary to protect residential structures from flooding, within a given parcel, shall be constructed as infrastructure improvements for that parcel, even if they are located in a different parcel, prior to the issuance of building permits in that parcel.
36. Provide positive drainage away from walks and curbs along all streets.
37. Riprap shall be indigenous stone.
38. All exposed cut and fill shall be treated with eonite or equivalent.

#### **Ordinance**

- J. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
  - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. In all cases, storage basins must drain completely within 36 hours.
  - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered. Dry wells shall not be used.
  - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
  - (4) Off-site runoff must enter and exit the site as it did historically.
  - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- K. If full storage of the 100 year, 2 hour storm event is not provided, then application for a Stormwater Storage Waiver for this development must be submitted to the One Stop Shop. Approval of the Stormwater Storage Waiver by the City's Stormwater Management Division will be required, and must be obtained prior to submittal of final improvement plans or final plat.
- L. Other Stormwater Storage:
  - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
  - (2) Drywells are not allowed.
- M. Street Crossings:
  - (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

**Roadway, Intersection, And Access Design****DRB Stipulations**

39. Streets and other related improvements:

<b>STREET NAME</b>	<b>STREET TYPE</b>	<b>ROADWAY IMPROVEMENT</b>	<b>CURB TYPE</b>	<b>BIKE PATH, SIDEWALK, TRAILS</b>
122 <sup>th</sup> street (Public)	Local Collector	20.5' paved Half Street Improvement	Roll	6' shoulder on one side
Pinancle Peak (Public)				
Internal Street (Private)	Local Residential	23' paved BC-BC	18" Ribbon	6' shoulders

40. Where a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance with Figure 8.1-1 of the City's Design Standards and Policies Manual

41. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.

42. Provide pedestrian access around the private gated entrance.

43. The developer shall contact the City's Transit Coordinator with the Transportation Department at 480-312-7696 about all transit facilities required to be constructed with the proposed development, including the construction of bus shelters.

**Ordinance**

N. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

O. Public streetlights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

**Trails And Paths****DRB Stipulations**

44. The developer shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.

**Refuse****DRB Stipulations**

45. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.

**Ordinance**

P. Underground vault-type containers are not allowed.

Q. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

R. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

**Water And Wastewater Stipulations****DRB Stipulations**

46. BASIS OF DESIGN REPORT (Water and Wastewater). Basis of Design Report has been submitted and accepted with comments on 3/11/2005. Final Improvement Plans shall comply with the Basis of Design Report review comments from Water Resource Department.
47. The abandonment or relocation of the existing pump station shall be approved by City of Scottsdale Water Resourced Department.
48. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.
49. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
  - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

**Water****Ordinance**

- S. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

**Wastewater****Ordinance**

- T. Privately owned sanitary sewer shall not run parallel within the waterline easement.

**Bridge/Wash Crossing And Head Wall Design****DRB Stipulations**

50. All concrete headwalls and drainage structures shall be integrally colored to blend with the colors of the surrounding natural desert.
51. Bridges:
  - a. All drainage crossings, including any configuration of box culverts or pipes that span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by City staff.

**Construction Requirements**

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**As-Builts****DRB Stipulations**

52. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
53. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.

54. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
55. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff.

**Summary Of Development Standards**

<b>Subdivision Name</b>	Troon Canyon Estates 2
<b>Zoning</b>	R1-130 ESL

	<b>Ordinance Requirements</b>	<b>Maximum Reduction Allowed</b>	<b>Amended Standards</b>	<b>(%) Proposed Reduction</b>
Min. Lot Area	130,000 sq. ft.	25%	130,000 sq. ft.	None
Min. Lot Width				
Standard Lot	200 feet	25%	150 feet	25%
Flag Lot				
Maximum Building Height	24'	N/A	24'	None
Min. Yard Setbacks				
Front Yard				
Front (to face of building)	60'	25%	60'	None
Front (to face of garage)	60'	25%	60'	None
Front (corner lot, side street)	60'	25%	60'	None
Front (corner lot, adjacent to key lot, side street)	60'	25%	60'	None
Front (double frontage)	60'	25%	60'	None
Side Yard				
Minimum	30'	25%	30'	None
Minimum aggregate	60'	25%	60'	None
Rear Yard				
Standard Depth	60'	25%	60'	None
Min. Depth (% of difference which can be occupied)	N/A	25%	N/A	None
Patio*	N/A	25%	N/A	None
Distance Between Buildings (Min)				
Accessory & Main	10'	N/A	10'	None
Main Buildings/Adjacent Lots	60'	N/A	60'	None
Maximum Wall Height				
Front	3'	N/A	3'	None
Side	8'	N/A	8'	None
Rear	8'	N/A	8'	None
Corner side not next to key lot	8'	N/A	8'	None
Corral fence height (on prop line)	6'	N/A	6'	None
Development Perimeter Setbacks				
Notes & Exceptions See Legislative Draft for approved Development Standards.				